



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

BRIEF DESCRIPTION OF REQUEST

Aspire Unit 3: Sketch plat review for the vacation of a portion of an existing public sewer easement
 Aspire Unit 4: Sketch plat review for the vacation of the remaining portion of the existing public sewer easement and the vacation of future public sewer and water easements and private drainage easements granted with the Unit 3 plat

APPLICATION INFORMATION

Applicant/Owner: D.R. Horton, Inc.		Phone: 505-797-4245
Address: 8440 Wyoming Blvd NE, Suite A		Email: AMCooke@drhorton.com
City: Albuquerque	State: NM	Zip: 87113
Professional/Agent (if any): Price Land Development Group (Scott Steffen)		Phone: 505-243-3949
Address: 500 Marquette Ave NW, Suite 1060		Email: ssteffen@priceldg.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners: D,R. Horton	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract FD3	Block:	Unit:
Subdivision/Addition: Aspire Unit 1	MRGCD Map No.:	UPC Code: 100805449118540104
Zone Atlas Page(s): N-08-Z	Existing Zoning: R-1A	Proposed Zoning n/a
# of Existing Lots: 1	# of Proposed Lots: 83/117	Total Area of Site (Acres): 18.0824

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Colobel Ave SW	Between: 118th Street	and: Morrissey St SW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2019-002411, SD-2019-00186, SD-2023-00141

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date: 3/7/2024
Printed Name: Scott J Steffen		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

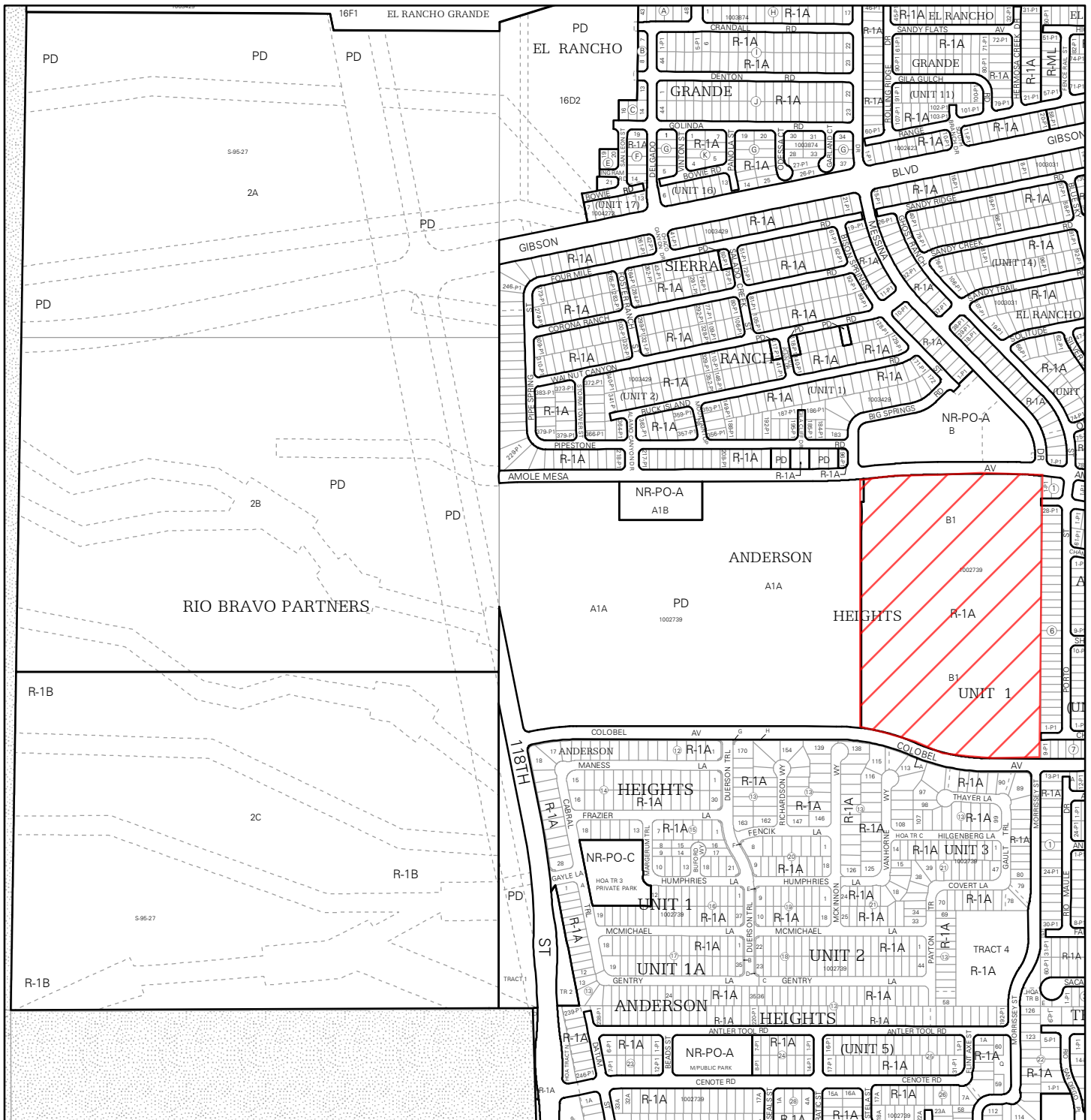
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT


A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- X ___ 1) DFT Application form completed, signed, and dated
- X ___ 2) Form S3 with all the submittal items checked/marked
- X ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- X ___ 4) Letter describing, explaining, and justifying the request
- X ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- X ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

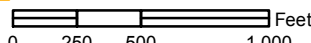


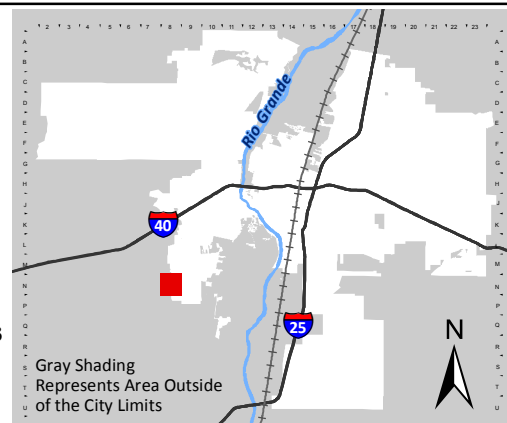
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
N-08-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet





Gray Shading Represents Area Outside of the City Limits



3/7/2024

Ms Jolene Wolfley, DFT Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

Re: Aspire Units 3 and 4 – Sketch Plat – Public/Private Easement Vacations

Dear Ms. Wolfley,

Aspire Tract FD3 has an existing sanitary sewer easement that was granted with the Aspire Unit 1 final plat. A portion of Aspire Unit 3 is within Tract FD3. We are requesting to vacate a portion of the existing sanitary sewer easement that is within Unit 3 Tract PR. The private roads in Unit 3 are contained in a single tract (Tract PR). A blanket public sewer and water easement over all of Tract PR will be granted with the Unit 3 plat. This blanket easement will replace the vacated portion of the sewer easement. The reason for the vacation is to have consistency in how the easements within the private roads are granted and to not have duplicate easement within Tract PR, which could possibly cause title issues in the future.

In addition, the Unit 3 plat will grant public sewer and water easements and private drainage easement within Tract FD3-A for infrastructure that will be constructed within the tract to serve Unit 3. Tract FD3-A will be subdivided to create the Unit 4 lots and road tract (Tract PR). Along with the Unit 4 final plat we will be requesting to vacate the remaining portion of the existing sanitary sewer easement and the public sewer and water and private drainage easements granted with the Unit 3 plat. The reason for the vacation is to have consistency in how the easements within the private roads are granted and to not have duplicate easement within Tract PR, which could possibly cause title issues in the future.

Per the requirements in Table 6-1-1 of the IDO, a sketch plat review is required before the project can progress to the DHO submittal. Our rationale responds to Section 6-6(M) of the IDO, which relates to easement and their impact on their surroundings. We request your review of our request to vacate the existing public sewer easement and future public sewer and water easements and private drainage easements.



6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

Applicant Response: *The easements subject to these vacation requests are being replaced in kind by easements granted on the Aspire Unit 3 and Unit 4 final plats as described above. The public welfare does not benefit from the presence of duplicative easements, therefore the vacations satisfy section 6-6(M)(3)(a).*

We request this item be scheduled for the March 20, 2024 DFT hearing. Please feel free to contact me at 505-243-3949 or ssteffen@pricedg.com if you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Scott J Steffen".

Scott J Steffen
Vice President Land Planning and Entitlements

**Plat for
Aspire Subdivision Unit 3
Being Comprised of
Tracts FD2 and FD3
Aspire Subdivision, Unit 1
City of Albuquerque
Bernalillo County, New Mexico
March 2024**

Easement Notes

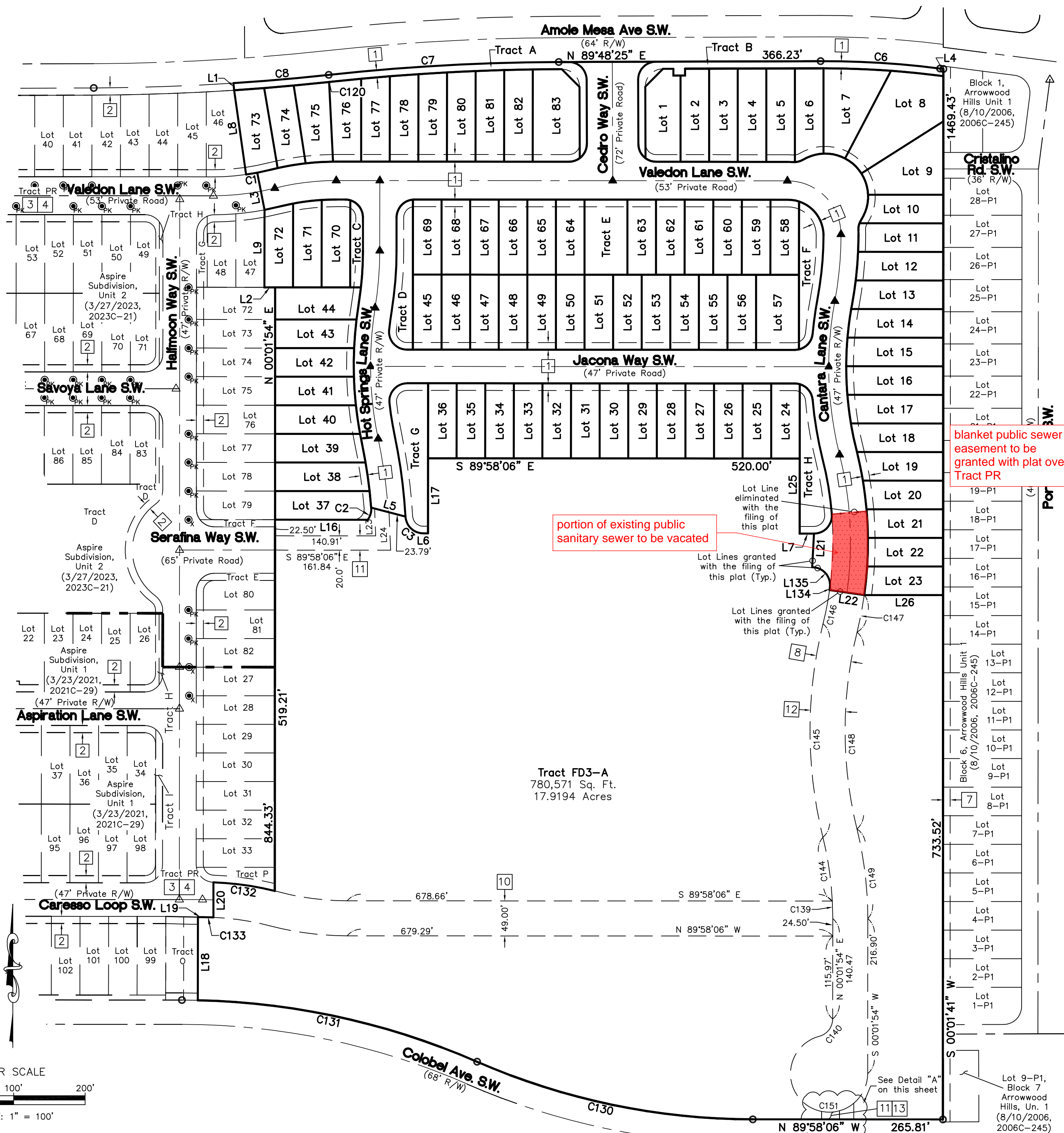
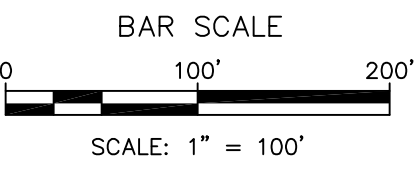
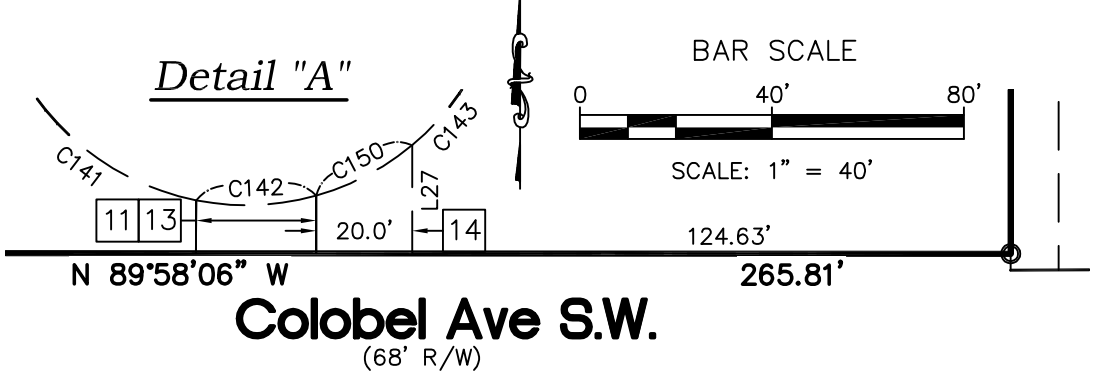
- 1 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 2 EXISTING 10' P.U.E. (03/27/2023, 2023C-21) (3/23/2021, 2021C-29)
- 3 EXISTING BLANKET PUBLIC SANITARY SEWER AND BLANKET PUBLIC WATERLINE EASEMENT WITHIN TRACT PR TO A.B.C.W.U.A. (03/27/2023, 2023C-21) (3/23/2021, 2021C-29)
- 4 EXISTING BLANKET PRIVATE ACCESS AND BLANKET DRAINAGE EASEMENT OVER ALL OF TRACT PR FOR BENEFIT OF ALL LOT OWNERS WITHIN ASPIRE. EASEMENT TO BE OWNED AND MAINTAINED BY THE ASPIRE HOA (03/27/2023, 2023C-21) (3/23/2021, 2021C-29)
- 5 BLANKET PRIVATE ACCESS EASEMENT AND BLANKET PRIVATE DRAINAGE EASEMENT, OVER ALL OF TRACT PR FOR THE BENEFIT OF ALL LOT OWNERS AND MAINTAINED BY THE ASPIRE HOA, GRANTED WITH THE FILING OF THIS PLAT
- 6 BLANKET PUBLIC SANITARY SEWER AND BLANKET PUBLIC WATERLINE EASEMENT OVER ALL OF TRACT PR, GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
- 7 EXISTING 10' P.U.E. (7/23/2003, 2003C-223)
- 8 EXISTING PUBLIC SANITARY SEWER EASEMENT (3/23/2021, 2021C-29) PORTION TO BE VACATED PER _____ WITH THE FILING OF THIS PLAT SHOWN HEREON AS _____
- 9 EXISTING 10' PNM ELECTRIC EASEMENT (4/28/2009, DOC. NO. 2009056097)
- 10 PUBLIC SANITARY SEWER GRANTED TO ABCWUA AND PRIVATE DRAINAGE EASEMENT BENEFITING AND TO BE MAINTAINED BY THE ASPIRE HOA, GRANTED WITH THE FILING OF THIS PLAT
- 11 20' PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
- 12 PRIVATE BLANKET DRAINAGE EASEMENT TO BE OWNED AND MAINTAINED BY THE ASPIRE HOA, GRANTED WITH THE FILING OF THIS PLAT
- 13 EXISTING PUBLIC SANITARY SEWER EASEMENT (3/23/2021, 2021C-29)
- 14 20' PRIVATE STORM DRAIN EASEMENT FOR THE BENEFIT OF ALL LOT OWNERS, GRANTED WITH THE FILING OF THIS PLAT

blanket public sewer easement to be granted with plat over Tract PR

portion of existing public sanitary sewer to be vacated

Lot Line eliminated with the filing of this plat
Lot Lines granted with the filing of this plat (Typ.)

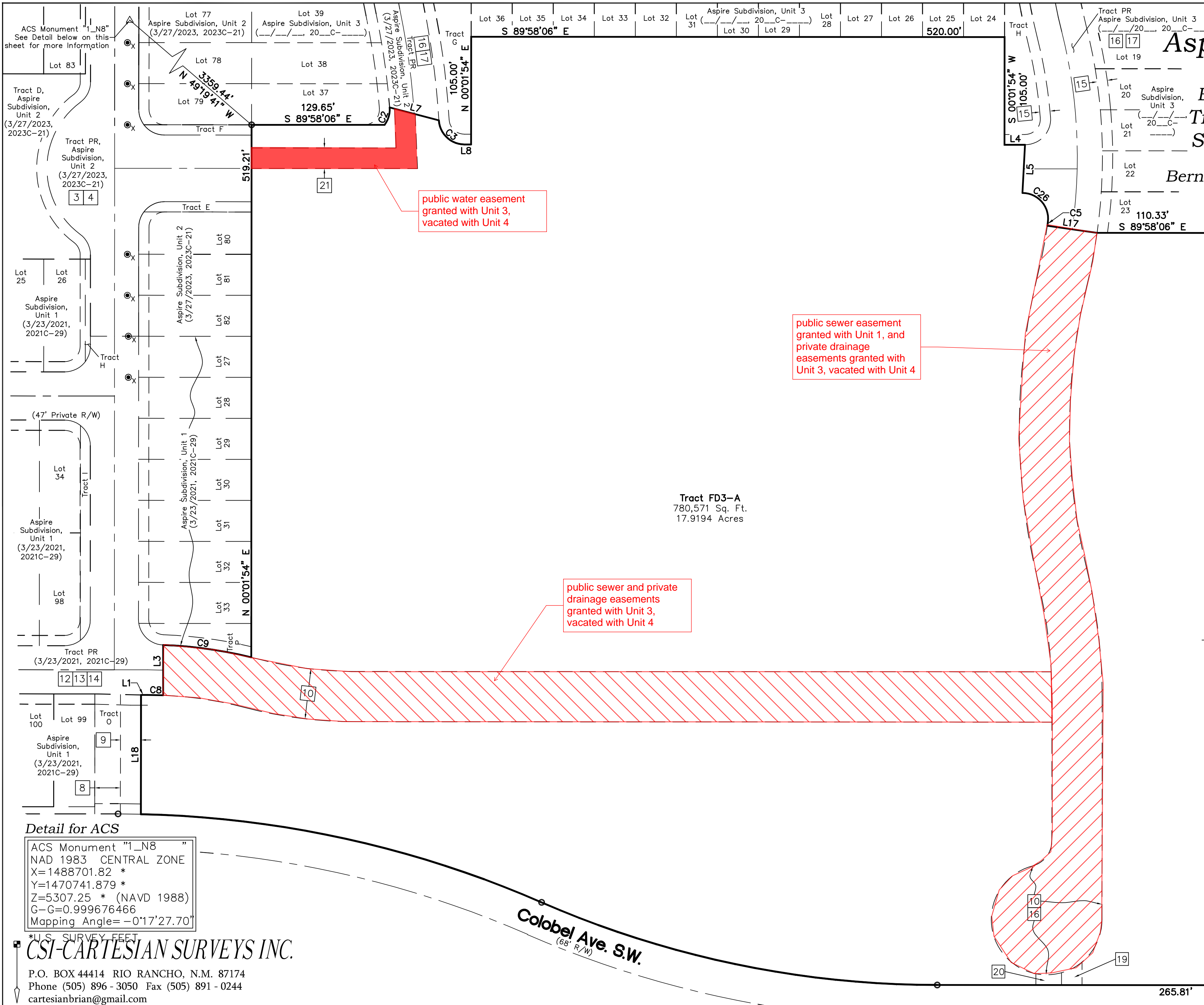
Tract FD3-A
780,571 Sq. Ft.
17.9194 Acres



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

Plat for Aspire Subdivision Unit 4

Being Comprised of
Tract FD3-A, Aspire
Subdivision, Unit 3
City of Albuquerque,
Bernalillo County, New Mexico
February 2024

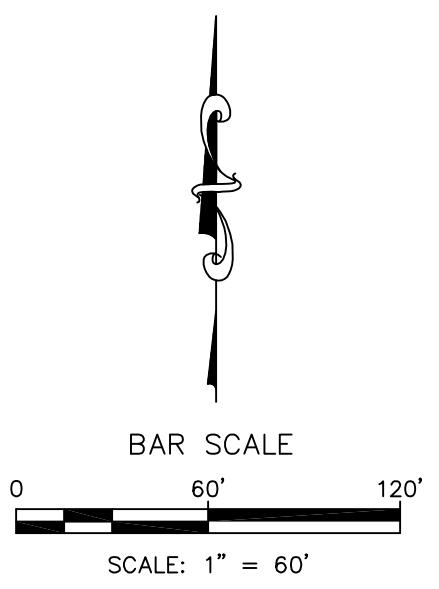


public water easement
granted with Unit 3,
vacated with Unit 4

public sewer easement
granted with Unit 1, and
private drainage
easements granted with
Unit 3, vacated with Unit 4

public sewer and private
drainage easements
granted with Unit 3,
vacated with Unit 4

Tract FD3-A
780,571 Sq. Ft.
17.9194 Acres



ACS Monument "TRANS"
NAD 1983 CENTRAL ZONE
X=1495145.466 *
Y=1471885.503 *
Z=5121.089 * (NAVD 1988)
G-G=0.999683154
Mapping Angle=-0°16'43.33"

*U.S. SURVEY FEET

Detail for ACS
ACS Monument "1_N8"
NAD 1983 CENTRAL ZONE
X=1488701.82 *
Y=1470741.879 *
Z=5307.25 * (NAVD 1988)
G-G=0.999676466
Mapping Angle=-0°17'27.70"

*U.S. SURVEY FEET
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

**Chianti
Ave. S.W.**
(36' R/W)
5117.38'
733.52'
265.81'